069.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,000 / 600,000
					USE VALUE:	600,000 / 600,000
					ASSESSED:	600,000 / 600,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAGMAN WAYNE H
Owner 2:	
Owner 3:	
Street 1:	4 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Aluminum Exterior and 1207 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	192,300	2,800	404,900	600,000
Total Card	0.121	192,300	2,800	404,900	600,000
Total Parcel	0.121	192,300	2,800	404,900	600,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.10 | /Parcel: 497.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	44213
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0003-0023.0

!5938!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,300	2800	5,280.	404,900	600,000	600,000	Year End Roll	12/18/2019
2019	101	FV	178,800	3000	5,280.	376,000	557,800	557,800	Year End Roll	1/3/2019
2018	101	FV	178,800	3000	5,280.	376,000	557,800	557,800	Year End Roll	12/20/2017
2017	101	FV	178,800	3000	5,280.	329,700	511,500	511,500	Year End Roll	1/3/2017
2016	101	FV	178,800	3000	5,280.	300,800	482,600	482,600	Year End	1/4/2016
2015	101	FV	167,700	3000	5,280.	266,100	436,800	436,800	Year End Roll	12/11/2014
2014	101	FV	167,700	3000	5,280.	251,600	422,300	422,300	Year End Roll	12/16/2013
2013	101	FV	167,700	3000	5,280.	239,500	410,200	410,200		12/13/2012

PRINT

Date	Time
12/10/20	20:45:40

LAST REV

Date	Time
04/16/19	15:26:36
apro	

USER DEFINED

Prior Id # 1:	44213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5938

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`SHEA JOHN/MAR	29125-326		9/22/1998		238,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
4/8/2009	Measured	372	PATRIOT
4/20/2000	Inspected	270	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278725
Depreciation:	86405
Depreciated Total:	192320

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

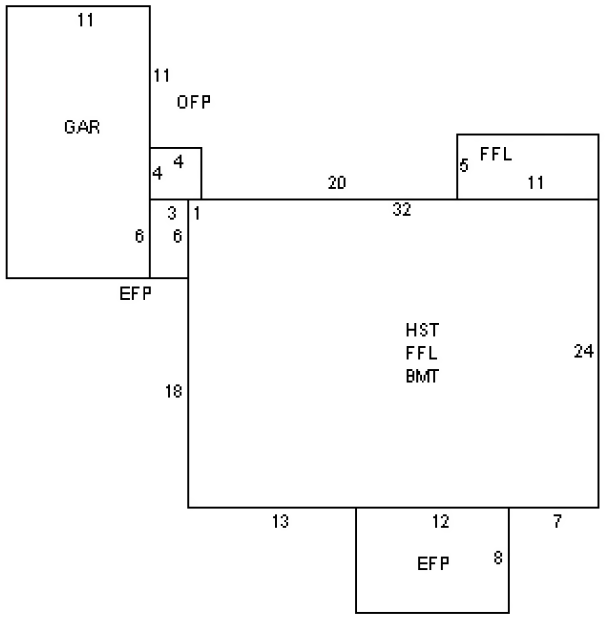
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	82.32
Final Total:	192300	Val/Su SzAd	159.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	823	141.740	116,649
BMT	Basement	768	42.520	32,656
HST	Half Story	384	141.740	54,427
GAR	Garage	231	25.820	5,964
EFP	Enclos Porch	114	51.100	5,826
OFP	Open Porch	16	44.000	704

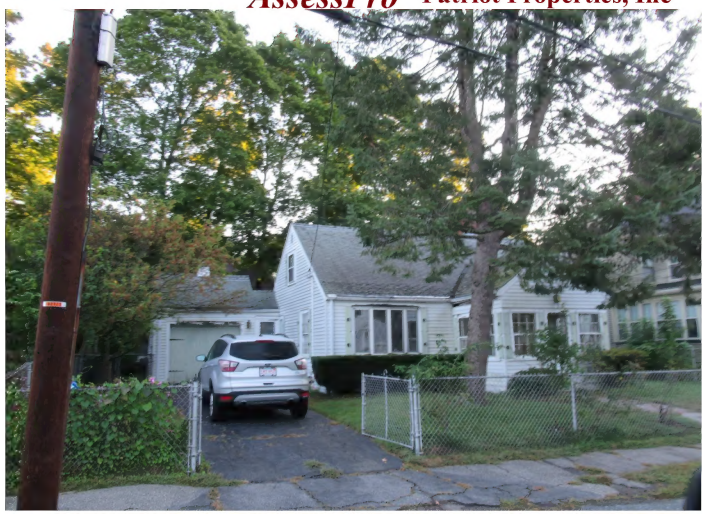
Net Sketched Area:	2,336			Total:	216,226
Size Ad	1207	Gross Are	2720	FinArea	1207

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

069.0-0003-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	8X12	A	FR	1997	33.69	T	22	101			2,500			2,500
19	Patio	D	Y	1	8X8	A	FR	1997	6.00	T	22	101			300			300

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800